

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14194, of Standard Properties, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to continue to operate a parking lot in the C-1 and R-1-B Districts at the premises 5510 MacArthur Blvd., N.W. (Square 1445, Lot 815 and part of Lot 814).

HEARING DATE: October 17, 1984  
DECISION DATE: November 7, 1984

FINDINGS OF FACT:

1. The subject site is located at the northwest corner of the intersection of MacArthur Blvd. and Cathedral Avenue. It is known as premises 5510 MacArthur Blvd., N.W. It is in the C-1 and R-1-B Districts.

2. The subject property is improved with a small commercial building and an adjacent parking lot. The Board last approved the continuation of the parking lot in BZA Order No. 13519, dated December 21, 1981, for a period of four years. The lot has been in existence since 1963. There are no future plans for the lot other than to have it remain as a parking lot.

3. The applicant and the tenants of his building located at 5500 MacArthur Blvd., N.W. use the parking lot. Fourteen parking spaces are provided on the lot. There is no charge for parking. The lot operates 365 days a year, twenty-four hours a day.

4. The lot is accessible by way of a fifteen foot public alley to its rear leading out to Cathedral Avenue. A fence obstructs the direct view of the lot from the street.

5. The parking lot generates approximately twenty or fewer cars a day into the alley leading into the lot. This does not create any dangerous or otherwise objectionable conditions in regard to the use of the alley or the intersection of that alley with Cathedral Avenue.

6. The users of the lot are basically employees who work in the building who are familiar with the lot and do not cause any tie-up of the use of the fourteen spaces.

8. There was no objection to the application.

VOTE: 5-0 (Charles R. Norris, Maybelle T. Bennett,  
William F. McIntosh, Douglas J. Patton and  
Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER:

19 DEC 1984

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO  
DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN  
DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL  
RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING  
ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS  
AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH  
PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE  
OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES,  
INVESTIGATIONS AND INSPECTIONS.

14194order/LJP9